



## CITY OF MORGAN HILL

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### PLANNING COMMISSION

**TUESDAY, JANUARY 8, 2002**

**CITY COUNCIL CHAMBERS**

**CIVIC CENTER**

**17555 PEAK AVENUE**

**MORGAN HILL, CA**

#### COMMISSIONERS

CHAIR BARBARA SULLIVAN

VICE-CHAIR PATRICIA MCMAHON

COMMISSIONER GENO ACEVEDO

COMMISSIONER ROBERT J. BENICH

COMMISSIONER RALPH LYLE

COMMISSIONER JOSEPH MUELLER

COMMISSIONER CHARLES D. WESTON

**7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

#### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*

-           Presentations are limited to 5 minutes.

## **DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:**   December 4, 2001

### **NEW BUSINESS:**

1.   **ZONING AMENDMENT, ZA-01-19: CONDIT-PLANNED UNIT DEVELOPMENT:**  
A request for approval to amend the PUD, Planned Unit Development District to establish a precise development plan for existing and future commercial uses on properties located on the west side of Condit Rd. between East Dunne Ave. and Tennant Ave. A negative declaration has been approved as part of a previous city-initiated zoning amendment. (APN 817-12-003, 004, 016 & 017 and APN 817-13-019, 020, 021, 022, 024, 026, 027, 029, 030, 031, 032, 034, & 035)

**Recommendation:**   Adopt Resolution No. 02-01, with recommendation to forward to the City Council for approval.

2.   **ZONING AMENDMENT, ZA-01-12/SUBDIVISION, SD-01-06: CENTRAL-CENTRAL PARK:** A request for approval of a precise development plan for the "Central Park" development located on north side of Central Ave., south of the Morgan Hill Business Ranch. Also, requested in the approval is a fifteen lot subdivision application, which will represent Phase V of the Cental Park development located in the R-1 7,000/RPD and R-2 3,500\RPD zoning district. A mitigated negative declaration is proposed for the project. (APN 726-27-053)

**Recommendation:**   Adopt Mitigated Negative Declaration, approve Resolution Nos. 02-02 (zoning amendment) and 02-03 (subdivision), with recommendation to forward to the City Council for approval.

3.   **DEVELOPMENT AGREEMENT AMENDMENT, DAA-00-13: NINA LANE-SHAW:**  
A request for a development agreement amendment extending the deadline to pull building permits for a 5-lot subdivision from 12/30/01 to 6/30/02. (APN 817-60-020)

**Recommendation:** Approve Resolution No. 02-04, with recommendation to forward to the City Council for approval.

**OTHER BUSINESS:**

**4. FIRE MASTER PLAN:**

**Recommendation:** Discussion

**5. METHODOLOGY FOR ASSIGNING POINTS FOR PROJECT MASTER PLAN DESIGNS UNDER THE ORDERLY AND CONTIGUOUS CATEGORY OF MEASURE P**

**Recommendation:** Discussion

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE JANUARY 22, 2002 MEETING:**

- **UP-01-03: E. Dunne-Victorious Christian Center**
- **ZA-01-18: McLaughlin-Jones**
- **SD-01-04: McLaughlin-Jones**
- **DA-01-02: McLaughlin-Jones**
- **ZA-01-13: Sunnyside-South Valley Developers**
- **SD-01-07: Sunnyside-South Valley Developers**
- **ZA-01-20: Tennant-Safeway**
- **UPA-00-08: San Pedro-Town Cats**
- **ZA-01-24: City of M.H.-Zoning Text Amendment/Fence Height**
- **Water/Sewer/Storm Drain Master Plans Report**

**ANNOUNCEMENTS**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

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**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the*

*Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*